

WICHITA HISTORIC PRESERVATION BOARD MINUTES
9 JUNE 2003
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, June 9th, 2003 at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present : Keith Lawing (Chair)
Jim Guy (Vice Chair)
George Platt
Stan Shelden
Randal Steiner

Members Absent : Kim Edgington
Paul Cavanaugh

Staff Present : Kathy Morgan, Senior Planner, Historic Preservation, MAPD
Jeanne L. de Grasse, Planning Analyst
Jim Dougherty, City Archaeologist

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Guy, seconded by Shelden, to add HPC2003-00014 and HPC2003-00105 to the agenda under Item 7. Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

Letter from the Kansas State Historical Society announcing that the Wichita Historic Warehouse and Jobbers District was approved by the Kansas Historic Sites Board for listing in the Register of Historic Kansas Places and for nomination to be sent on to the National Park Service for listing in the National Register on May 10, 2003.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 12 May and Special 27 May 2003 BOARD MEETINGS

Motion #2: Motion was made by Guy, seconded by Platt, to approve the minutes from the 12 May 2003 meeting and to defer approval of the minutes from the Special 27 May meeting until July to allow for a re-writing. Motion carried unanimously (5-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2003-00070) Environs, Hypatia House
 APPLICANT: Jackie Sanders
 FOR: 1136 N. Market

Applicant proposes to rebuild porch in a galleried configuration.

Motion #3: Motion was made by Guy, seconded by Shelden, to approve the recommendation of the HPB Design Review Committee that the porch be designed in a similar fashion to the porch on the Enoch Dodge House, Wichita, Kansas, and that this would not encroach, damage, or destroy the environs of the Hypatia House. Steiner did express concerns about the applicant's ability to complete this porch

design and requested that staff monitor the progress. Motion carried unanimously (5-0).

2. **MAJOR:** (HPC2003-00096) Environs, Engine House #6
 APPLICANT: Places Architects
 FOR: 1210 S. Topeka

Applicant proposes to build an addition to existing Lincoln School.

Motion #4: Motion was made by Guy, seconded by Shelden, that the project as presented does not encroach, damage, or destroy the environs of Engine House #6. Motion carried unanimously (5-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2003-00085) Environs, Old County Courthouse
 APPLICANT: Wichita Roofing
 FOR: 500 E Central

Applicant proposes to re-roof commercial building, tear off to deck install new felt and flashing.

2. **MINOR:** (HPC2003-00086) Environs, Eaton Hotel
 APPLICANT: John Knost, Storer Sign
 FOR: 130 N. St. Francis

Applicant proposes to install 2" X 24' painted sign on east elevation for Union Rescue Mission.

3. **MINOR:** (HPC2003-00088) Environs, Monroe/Mahan House, Engine House #6
 APPLICANT: Gottschalk Bros. Roofing
 FOR: 1240 S. Market

Applicant proposes to tear roofing off down to insulation, install new felt and flashing as needed.

4. **MINOR:** (HPC2003-00089) Topeka/Emporia Historic District
 APPLICANT: Wayne Briggs
 FOR: 1235 N. Emporia

Applicant proposes to pour new basement foundation wall to the inside of the existing foundation wall for purpose of stabilization.

5. **MINOR:** (HPC2003-00090) Environs, Hypatia House
 APPLICANT: John T. Ryan
 FOR: 1245 N Broadway

Applicant proposes to re-paint exterior and repair stud system of exterior walls.

6. **MINOR:** (HPC2003-00095) Environs, McCormick School
 APPLICANT: Douglas & Martha Bebout
 FOR: 855 S. Elizabeth

Applicant proposes to demolish one car garage determined unsafe by Office of Central Inspection.

7. **MINOR:** (HPC2003-00099) Environs, Senator Long House
 APPLICANT: Herzberg Roofing
 FOR: 3502 E. 2nd

Applicant proposes to tear off exiting roof and decking and re-deck and re-roof.

Motion #5: Motion was made by Guy, seconded by Shelden, to receive and file Certificates of Appropriateness HPC2003-85, 86, 88, 89, 90, 95, and 99. Motion carried unanimously (5-0).

8. **MAJOR:** (HPC2003-00097) Topeka/Emporia Historic District
 APPLICANT: Harold Yeager
 FOR: 1240 N. Topeka

Applicant proposes to construct a gable roof over the one story addition on the rear of house.

Motion #6: Motion was made by Shelden, seconded by Guy, to approve the project as presented reiterating that the roof pitch, eave overhang, and fascia match the main structure and that living space is not increased by the addition of the roof structure. Motion carried unanimously (5-0).

9. **MAJOR:** (HPC2003-00098) Environs, Old County Courthouse
 APPLICANT: Xuan Nguyen
 FOR: 501 E. Central

Applicant proposes to build a garage on an existing commercial structure.

Motion #7: Motion was made by Shelden, seconded by Guy, that the project as presented does not encroach, damage, or destroy the environs of the Old County Courthouse provided that the height and exterior appearance of the addition matches that of the main structure. Staff is to insure that the work matches the rendering submitted with the application. Motion carried unanimously (5-0).

10. **MAJOR:** (HPC2003-00014) Environs, Judge Wall House
 APPLICANT: Wilson Darnell Mann Architects
 FOR: 536 N St Francis

Applicant proposes to build a glass vestibule entrance on the structure.

Motion #8: Motion was made by Guy, seconded by Shelden, that the project as presented does not encroach, damage, or destroy the environs of the Judge Wall House. Motion carried unanimously (5-0).

11. **MAJOR:** (HPC2003-00105) Wichita Historic Warehouse and Jobbers District
 APPLICANT: Wilson Darnell Mann Architects
 FOR: 128 & 132 N Mosley

Applicant proposes to demolish the Kansas Paint Building.

Staff recommends the denial of the application for demolition is an adverse effect to the district because the Kansas Paint buildings are identified as contributing structures in the Wichita Historic Warehouse and Jobbers District.

Motion #9: Motion was made by Guy, seconded by Steiner, to deny the application to demolish the Kansas Paint Building. Motion carried 4-0, with Shelden abstaining, as he is involved with the project.

ITEM NO. 8 MISCELLANEOUS MATTERS

1. 1324 N. Topeka, demolition by neglect – staff wishes to pursue action much like that taken with the Sternberg House.

Motion #10: Motion was made by Guy, seconded by Shelden, to have staff contact Law Department to initiate demolition by neglect action and to notify interested parties. Motion carried unanimously (5-0).

2. Policy on staff review of applications – deferred until July meeting or until entire board is present. Staff will send a draft to SHPO for consensus. The By-Laws and Ordinance will also be reviewed and a draft re-write with SHPO input presented at the July meeting.
3. Update on Sternberg House
4. Realtor School, June 19, 2003

ITEM NO. 9 ADJOURNMENT

Motion #11: Motion was made by Guy, seconded by Shelden, to adjourn the meeting at 4:55pm. Motion carried unanimously (5-0).

Meeting was adjourned at 4:55pm.